

## Threshold for Public Advisory Review

<i>Proposal</i>	<i>Details</i>
1. Decrease lower limit for Public Consultation from 6,000 to 2,000 square feet.  <b>ADVANCED TO CITY COUNCIL 04/20/05</b>	<ul style="list-style-type: none"><li>• Additions below 2,000 square feet would undergo staff review, as in Central and Harvard Squares.</li><li>• Development above 2,000 square feet would undergo an advisory public consultation.</li></ul>
2. Increase upper limit for Public Consultation from 25,000 to 50,000 square feet.  <b>RECOMMENDED</b>	<ul style="list-style-type: none"><li>• Currently, development above 25,000 is not subject to a public consultation.</li><li>• Development projects 50,000 square feet and larger require a Project Review Special Permit from the Planning Board.</li></ul>

## Retail Uses in Residential Districts

<i>Proposal</i>	<i>Details</i>
3. In Residence C-2 and C-2A districts, permit the reestablishment or relocation of existing retail activity.  <b>RECOMMENDED</b>	<ul style="list-style-type: none"><li>• Allowed by special permit.</li><li>• Waiver of setbacks permitted.</li><li>• Limited to existing area of office and retail uses present now within the affected districts.</li><li>• Use must be on the ground floor or basement.</li></ul>

## Ground Floor Requirements in Commercial Districts

<i>Option</i>	<i>Details</i>	<i>Variations/Issues</i>
4. Impose <b>ground-floor design standards</b> for all non-residential or dormitory uses.  <b>RECOMMENDED</b>	<ul style="list-style-type: none"><li>• 50% glass instead of 25% on ground floor.</li><li>• Ground floor at grade.</li><li>• Each office/store has a separate entrance facing street.</li></ul>	<ul style="list-style-type: none"><li>• Limited ground-floor design requirements for residential uses as well?</li></ul>
5. Provide <b>limited zoning incentives</b> for Provision of Desired Non-Residential Ground Floor Uses.  <b>RECOMMENDED</b>	<ul style="list-style-type: none"><li>• Waive 10' setback for height above 35' in BA-2 district.</li><li>• Waive parking requirement.</li><li>• Waive setbacks.</li></ul>	<ul style="list-style-type: none"><li>• Define “desired uses.”</li><li>• Define minimum / maximum extent of use area receiving exemption.</li></ul>
6. Allow application of <b>higher FAR to desired non-residential ground-floor uses</b> in residential or dormitory buildings.  <b>RECOMMENDED</b>	<ul style="list-style-type: none"><li>• FAR of 1.75 instead of 1.00 in BA-2, 2.00 instead of 1.25 in BC.</li><li>• Ground floor and basement retail only.</li></ul>	<ul style="list-style-type: none"><li>• Define “desired uses.”</li><li>• Define minimum / maximum extent of use area receiving exemption.</li></ul>

## Lower Mass Ave Zoning Discussion

### *Summary of Existing Businesses*

#### BUSINESS TYPE MIX (Chauncy Street – Creighton Street)

BUSINESS TYPE	TOTAL # OF BUSINESSES	INDEPENDENT	LOCAL CHAIN	REGIONAL CHAIN	NATIONAL CHAIN
Retail	77	43	8	9	17
Restaurants, Fast Food, Pizza, Sub, Coffee Shops	40	30	3	2	5
Health & Body Services	20	20	0	0	0
Residential	18	–	–	–	–
Medical Offices	10	7	1	1	1
Design/Publishing/Printing Services	9	8	0	0	1
Real Estate/Property Management Offices	9	4	2	1	2
Government/Educational/ Social Service Facilities	8	3	4	0	1
Financial Institutions	7	0	2	2	3
Legal, Insurance, Tax Consultants	7	4	1	1	1
Dry Cleaners	6	4	0	2	0
Fitness Centers	5	1	0	1	3
Other	12	5	0	7	4
<b>TOTALS</b>	<b>228</b>	<b>121</b>	<b>14</b>	<b>17</b>	<b>36</b>

*(information collected April 8, 2004)*

## Lower Mass Ave Zoning Discussion

### *Illustrative Development Examples*

*The following two examples illustrate the potential effects of recommended zoning change #6 on the development of vacant or underdeveloped sites.*

#### Example #1: Parking Lot at 1840 Mass Ave (across from Porter Exchange)

##### ***Assumptions:***

Retail frontage along the Mass Ave and Mount Vernon Street edges to a depth of 40 feet, with an equivalent area in the basement.

Zoning district	BC	Lot area	13,263
Max. residential/dormitory FAR	2.00	Assumed area of ground floor retail	7,200
Max. non-residential FAR	1.25	Assumed area of basement	7,200

##### ***Calculations:***

Zoning Options:	Existing Zoning		Allowing retail at housing FAR	
			RECOMMENDED	
Development Scenarios	GFA	FAR	GFA	FAR
All residential	26,526	2.00	26,526	2.00
Residential + ground floor retail	22,206	1.67	26,526	2.00
Residential + ground floor retail + basement retail	17,886	1.35	26,526	2.00
(figures represent the maximum GFA/FAR allowed by zoning for the entire development)				

**Note:** *These GFA numbers do not represent the actual development potential of the sites and do not account for other factors that would affect their development potential, such as allowed unit densities, heights, setbacks, open space requirements, and parking.*

## Example #2: Gas Station at Mass Ave and Garfield Street

### *Assumptions:*

Retail frontage only along Mass Ave to a depth of 40 feet, with an equivalent area in the basement.

Zoning district	BA-2	Lot area	12,008
Max. residential/dormitory FAR	1.75	Assumed area of ground floor retail	4,600
Max. non-residential FAR	1.00	Assumed area of basement	4,600

### *Calculations:*

Zoning Options:	Existing Zoning		Allowing retail at housing FAR	
			RECOMMENDED	
Development Scenarios	GFA	FAR	GFA	FAR
All residential	21,014	1.75	21,014	1.75
Residential + ground floor retail	17,564	1.46	21,014	1.75
Residential + ground floor retail + basement retail	14,114	1.18	21,014	1.75
(figures represent the maximum GFA/FAR allowed by zoning for the entire development)				

**Note:** *These GFA numbers do not represent the actual development potential of the sites and do not account for other factors that would affect their development potential, such as allowed unit densities, heights, setbacks, open space requirements, and parking.*

## Lower Mass Ave Zoning Discussion

### *Illustrative Development Examples*

#### Example #3: 1740 Mass Ave (Brooks Pharmacy)

**Existing Conditions:** This lot is currently occupied by a one-story building containing about 16,000 square feet of retail space (ground floor and basement), for an existing FAR of about 1.3. This building contains three establishments, each with an entrance on Mass Ave: Brooks Pharmacy and Simon's Coffee Shop on the ground floor, and Hollywood Express video store in the basement. The lot also contains about 12 surface parking spaces.

#### **Existing Zoning: All Residential Development**

This scenario assumes the lot is developed entirely for residential use. All types of residential buildings, as well as dormitories, are allowed on the Business A-2 (BA-2) portion of the lot. Only townhouses or detached houses are allowed on the Residence B portion of the lot.

	BA-2 portion	B portion	Total Lot
max. residential FAR	1.75	0.50	
lot area	approx. 10,300 sq ft	approx. 2,100 sq ft	12,424 sq ft
allowed residential GFA	18,000 sq ft	1,000 sq ft	19,000 sq ft
resulting FAR	1.75	0.50	1.53
max. # of dwelling units	17	0	17
assumed # of dwelling units			17

#### **Existing Zoning: All Non-Residential Development**

This scenario assumes the lot is developed entirely for non-residential use. Possible uses might include commercial offices or retail businesses, as well as institutional uses such as university classrooms, labs, offices, or activities space. These uses are not allowed on the Residence B portion of the lot.

	BA-2 portion	B portion	Total Lot
max. non-residential FAR	1.00	not applicable	
lot area	approx. 10,300 sq ft	approx. 2,100 sq ft	12,424 sq ft
allowed non-residential GFA	10,300 sq ft	0 sq ft	10,300 sq ft
resulting FAR	1.00	0.00	0.83

**Existing Zoning: Mixed-Use Development**

This scenario assumes that a 4,000 square foot ground-floor retail space is developed facing Mass Ave (comparable other retail spaces in the area) and the remainder of the potential buildout is developed for residential use.

	<b>BA-2 portion</b>	<b>B portion</b>	<b>Total Lot</b>
max. residential FAR	1.75	0.50	
max. non-residential FAR	1.00	not applicable	
lot area	approx. 10,300 sq ft	approx. 2,100 sq ft	12,424 sq ft
assumed retail GFA	4,000 sq ft	0 sq ft	4,000 sq ft
allowed remaining residential GFA	11,000 sq ft	1,000 sq ft	12,000 sq ft
total allowed GFA	15,000 sq ft	1,000 sq ft	16,000 sq ft
resulting FAR	1.46	0.50	1.29
max. # of dwelling units	17	0	17
assumed # of dwelling units			12 (at 1,000 sq ft per unit)

**Proposed Zoning Change (#6): Mixed-Use Development**

The scenario is the same as above, but with ground-floor retail allowed at the same FAR as housing as recommended.

	<b>BA-2 portion</b>	<b>B portion</b>	<b>Total Lot</b>
max. residential FAR	1.75	0.50	
max. non-residential FAR	1.75 for retail	not applicable	
lot area	approx. 10,300 sq ft	approx. 2,100 sq ft	12,424 sq ft
assumed retail GFA	4,000 sq ft	0 sq ft	4,000 sq ft
allowed remaining residential GFA	14,000 sq ft	1,000 sq ft	15,000 sq ft
total allowed GFA	18,000 sq ft	1,000 sq ft	19,000 sq ft
resulting FAR	1.46	0.50	1.53
max. # of dwelling units	17	0	17
assumed # of dwelling units			15 (at 1,000 sq ft per unit)

# Lower Mass Ave Zoning Discussion

## Ground Floor Uses

Some of the potential rezoning options would require defining a set of “desired” ground floor uses. Below we have suggested potential sets of uses that might fit that definition. One set would apply if desired uses are mandated, and the other would apply if incentives are given.

<b>If Mandated</b>	If ground floor uses are mandated, the widest possible range of acceptable uses would be chosen so as not to unreasonably restrict the choices available to property owners.
<b>If Given Incentives</b>	If incentives are provided to encourage desired ground floor activity, permitted uses should be restricted to those that are most wanted at street level.
<b>“SP”</b>	Some educational functions might actually present engaging activities to the public street (e.g. the kitchen facilities of the culinary school), justifying consideration through the special permit process.

### Mass Ave Overlay: Ground Floor “Desired”

### Allowed in Base Zone?

<b>If Mandated</b>	<b>If Given Incentives</b>	<b>Use Categories</b>	<b>BA-2</b>	<b>BC</b>
<b>4.35 Retail Business and Consumer Service Establishments</b>				
<b>M</b>	<b>I</b>	a. Store for retail sale of merchandise		
<b>M</b>	<b>I</b>	1. Convenience goods store (drug store, food store, liquor store &c)	Y	Y
<b>M</b>	<b>I</b>	2. Other retail establishments	Y	Y
<b>M</b>		b. Manufacturing, assembly or packaging of consumer goods	SP	Y
<b>M</b>	<b>I</b>	c. Barber shop, self-serve or pick-up laundry, shoe repair, &c	Y	Y
<b>M</b>	<b>I</b>	d. Hand laundry, dry cleaning or tailoring shop	Y	Y
<b>M</b>	<b>I</b>	e. Lunchroom, restaurant, cafeteria	Y	Y
<b>M</b>	<b>I</b>	f. Establishments with alcohol and no entertainment		
<b>M</b>	<b>I</b>	1. Lunchroom, restaurant, cafeteria	Y	Y
<b>M</b>	<b>I</b>	2. Bar or saloon not licensed to prepare or serve food	Y	Y
<b>M</b>	<b>I</b>	g. Establishments with alcohol and dancing or entertainment	N	Y
<b>M</b>	<b>I</b>	h. Theatre or hall for public gatherings	SP	Y
<b>M</b>	<b>I</b>	i. Commercial recreation	SP	SP
<b>M</b>		j. Mortuary, undertaking or funeral establishment	Y	Y
<b>M</b>	<b>I</b>	k. Printing shop, photographer's studio	Y	Y
<b>M</b>	<b>I</b>	l. Veterinary establishment, kennel, pet shop or similar establishment	SP	SP
<b>M</b>		m. Sales or rentals of new or used cars, autos, trailers, motorcycles	Y	Y
<b>M</b>		n. Office with display or sales space	SP	Y
<b>M</b>	<b>I</b>	o. Fast order food establishment	N	SP
–	–	p. Deleted	–	–
<b>M</b>	<b>I</b>	q. Art/craft studio	Y	Y
<b>M</b>	<b>I</b>	r. Bakery, retail	Y	Y
<b>4.34 Office and Laboratory Use</b>				
<b>M</b>		a. Doctor, dentist, other medical office not in a clinic		
<b>M</b>		b. Accountant, attorney, non-medical professional office	Y	Y
<b>M</b>		c. Real estate, insurance, agency office	Y	Y
		d. General office use	Y	Y
<b>M</b>		e. Bank, trust, similar financial institution	Y	Y
		f. Technical lab/office for research and development	Y	Y

*continued on reverse side*

**Mass Ave Overlay:  
Ground Floor “Desired”**

**Allowed in  
Base Zone?**

<b>If Mandated</b>	<b>If Given Incentives</b>	<b>Use Categories</b>	<b>BA-2</b>	<b>BC</b>
<b>4.33 Institutional Uses</b>				
<b>M</b>		a. Religious Purposes 1. Place of worship 2. Rectory, parsonage 3. Convent, monastery 4. Social or recreation center 5. Other use with religious purposes	Y Y Y Y Y	Y Y Y Y Y
<b>SP SP SP SP SP SP</b>		b. Educational Purposes 1. Education – public, religious, or non-profit 2. Preschool, day care center, kindergarten, not exempt by statute 3. Primary school, not exempt by statute 4. Secondary school, not exempt by statute 5. College or university not exempt by statute 6. Vocational or other schools not exempt by statute 7. Dormitory, resident fraternity or sorority	Y Y Y Y Y Y Y	Y Y Y Y Y Y Y
		c. Noncommercial Research Facility	Y	Y
		d. Health Care Facilities 1. Hospital 2. Infirmary 3. Nursing or convalescent home 4. Clinic not affiliated with any other institution 5. Clinic affiliated with a hospital or medical school 6. Clinic connected to a community center 7. Other health care facility	Y Y Y Y Y Y Y	Y Y Y Y Y Y Y
<b>M M</b>	<b>I</b>	e. Social Service Facilities 1. Social service center 2. Community center	Y Y	Y Y
<b>M M M M M M</b>		f. Local Government 1. Administrative office 2. Fire or police station 3. Museum 4. Municipal service facility 5. Public park, playground or public recreation building 6. Municipal library	Y Y Y Y Y Y	Y Y Y Y Y Y
		g. Other Governmental Facility	Y	Y
<b>M</b>		h. Other Institutional Uses 1. Club, lodge, or other fraternal or sororal meeting facility 2. Private library, museum, or noncommercial gallery 3. Cemetery 4. Institutional use not listed in any other category	Y Y Y SP	Y Y Y SP

*continued from reverse side*